

ORDINANCE NO. 2009-975-O

AN ORDINANCE CHANGING THE ZONE OF A PARCEL OF PROPERTY FROM A-20 (AGRICULTURAL 20 ACRES) TO OST-20 (OPEN SPACE TRANSITIONAL 20 ACRES) IN AN AREA GENERALLY LOCATED EAST OF HIGHWAY 18 AND SOUTH OF PINE VALLEY ROAD IN CENTRAL

The County Legislative Body of the County of Washington ordains as follows:

1. Statutory Authority
2. Purpose of Provisions
3. Findings
4. Zone Change
5. Effective Date

1. Statutory Authority.

The statutory authority for enacting this ordinance is Utah Code Annotated Sections 17-53-208, 17-53-223, 17-27a-102, 17-27a-302 and 17-27a-502 (1953, as amended).

2. Purpose of Provisions.

The purpose of this ordinance is to change the zone of a parcel of property, which is located in a portion of Section 15, Township 39 South, Range 16 West, Salt Lake Base and Meridian, generally located east of Highway 18 and south of Pine Valley Road in Central, from A-20 (Agricultural 20 Acres) to OST-20 (Open Space Transitional 20 Acres), containing 20 acres.

3. Findings.

- A. The subject parcel of property is currently zoned A-20 (Agricultural 20 Acres).
- B. The applicant desires to change the zone of the subject property to OST-20 (Open Space Transitional 20 Acres).
- C. The purpose of the OST-20 (Open Space Transitional 20 Acres) is to provide for the protection of primarily undeveloped private land.
- D. The subject parcel of property is used mostly as a gravel pit with limited grazing.
- E. The proposed zone change is compatible with the zone classification of adjacent property.

- F. The applicant has met all of the requirements necessary to change the zone of the subject property to OST-20 (Open Space Transitional 20 Acres).
 - G. The Planning Commission caused notice of the hearing and the proposed zone change to be advertised at least ten (10) days before the date of the public hearing in *The Spectrum*, a newspaper of general circulation in Washington County.
 - G. On June 9, 2009, at 1:30 p.m., the Planning Commission held a public hearing to consider any comments regarding the proposed zone change. The Planning Commission accepted all comments.
 - H. The amendment to the zoning ordinance was submitted to the Washington County Planning Commission ("Planning Commission") on June 16, 2009. The Planning Commission recommended approval of the zone change.
 - I. It is in the interest of the public and the citizens of Washington County that the proposed zone change be approved.
4. Zone Change.
- A. The zone of a parcel of property, a parcel of property, containing 20 acres, which is located in a portion of Section 15, Township 39 South, Range 16 West, Salt Lake Base and Meridian, generally located east of Highway 18 and south of Pine Valley Road in Central, is changed from A-20 (Agricultural 20 Acres) to OST-20 (Open Space Transitional 20 Acres).
 - B. The exact location of the property affected by the zone changes shall be reflected on the County Zoning Map.

5. Effective Date.

This ordinance takes effect fifteen (15) days after its passage. Following its passage but prior to the effective date, a copy of the Ordinance shall be deposited with the County Clerk and a short summary of the ordinance shall be published in a newspaper of general circulation within the County as required by law.

APPROVED AND ADOPTED this ____ day of June 2009.

WASHINGTON COUNTY

JAMES J. EARDLEY, Chair
Washington County Commission

ATTEST:

Kim M. Hafen
Washington County Clerk-Auditor

Commissioner Eardley voted ____
Commissioner Gardner voted ____
Commissioner Drake voted ____